



## Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Carol
Last name (required)	Beckel
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	NorthHill Local Area Plan
Date of meeting	Jun 21, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of inner city growth. HOWEVER, 6 story buildings have no place on any residential roads, including connectors. I want to see an amendment made — a total of 3 storeys on any street, maximum, is allowable. We need to take into account the shadowing these 6 storey buildings have over the smaller bungalows beside them and the overbearing impact they have, due to massing, on the neighbourhood.

an amendment

**Public Submission**

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Estelle
Last name (required)	Ducatel
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Jun 21, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Resident letter to Council regarding the North Hill Communities Local Area Plan First Reading. I would like my letter (which includes a survey I had conducted on the issue) to be part of the public record on this decision. The decision on the North Hill Plan should be delayed due to the high number of outstanding concerns raised by residents.

## Letter to His Worship Mayor Nenshi and Members of Council

The City of Calgary  
Office of the Councillors  
P.O. Box 2100, Station M  
Calgary, AB, Canada T2P 2M5

### Re: NORTH HILL COMMUNITIES LOCAL AREA PLAN

June 14, 2021

I am a resident of Mount Pleasant (Ward 7) who first heard about the North Hill Communities Local Area Plan (which I will refer to as "the Plan") mid 2019 when I was asking about rezoning applications that were taking place in my neighbourhood.

The following must be taken into consideration before the Plan can be approved:

- **32 people task force for 9 communities was grossly inadequate** especially considering that these people are not even all community members. Very few people feel like they have been genuinely engaged or able to influence the Plan.
- Several Community Associations (mine included) have endorsed the Plan despite strong opposition within their communities. The Mount Pleasant Community Association (MPCA) has endorsed the Plan despite the following statement on the Planning page of the MPCA website: "In 2017, the MPCA held a visioning session to determine how the community would like to see Mount Pleasant grow in the future. The results indicated that **residents support increased density including rowhouses and other multi-family housing along major streets like 20 AV, 10 ST, and 4 ST but not within the rest of the community.**" Limited Scale that is being proposed throughout our community allows for the very density / development that the MPCA knows is not desired by its community members, yet it has endorsed this Plan.
- I have done door knocking and delivered flyers regarding the Plan; the **overwhelming response has been that people either (1) still don't know about the Plan or (2) don't support it as it is written.** I have met very few people who actually support this Plan.
- With the latest revision, one of the communities in the Plan (Rosedale) has now been left completely unaffected by the Plan: it is being granted its own R1 "Single-Detached Special Study Area"; no Limited Scale townhouses, no Low Scale (4 or 6 Storeys) buildings. Why should the most affluent community located within the Plan have been granted such a major exemption while all other communities were not allowed to maintain any R2 "Special Areas" and are left with a larger share of densification? I participated in "What We Heard" sessions for the Guide; residents made it clear that this exclusion should not only apply to single-detached areas (and include R2 areas).

- The Plan's "one size fits all approach" with Limited Scale throughout **contradicts sections of the MDP, most notably sections 2.2.1 and 2.3.2.**
- The City claims it has done extensive engagement; yet many residents feel they were not properly engaged. The upcoming election could be an excellent opportunity to gauge (1) People's awareness of the Plan and (2) people's support for the Plan with a simple question to North Hill Communities residents. This is the Pilot plan for all the others to follow; dismissing residents now will send a poor message to other communities currently going through their LAP process.
- The Guide was met with a lot of opposition from the public which prevented it from become a statutory document. Instead, the contentious sections of the Guide were simply pasted into the Plan, which will become a statutory document, giving the appearance that the City is purposely circumventing its own processes.
- The Green Line is an important part of the Plan; yet timing for the North leg is currently undetermined and even once constructed to 16 Avenue, it will only service a very small fraction of the communities included in this Plan.

Leading up to the original hearing date for the Plan in April 2020, I created an online survey in March 2020, which I circulated via email to North Hill Communities residents that I know and via the NextDoor App which has decent membership for some of the communities in the Plan. I contacted all the community associations in the Plan hoping that they would help me distribute this survey. The survey introduction clearly stated that the survey was being conducted by a resident and was not affiliated with the City nor a Community Association. Unfortunately, no Community Association was willing to distribute the survey.

While the **survey was done over a year ago, it is important to note that the issues raised in this survey have not been addressed / changed in this version of the Plan** (aside for some reduction of certain Low Scale areas to 4 Storeys). The results of this survey were sent to all Councillors in anticipation of the (delayed) April 2020 hearing on the Plan. My own Councillor's office was very quick to dismiss this survey because of low participation; despite the **alarming statistics it raised.**

The detailed results have been attached at the end of this letter but highlights are as follows:

- 235 people participated; 55% from Mount Pleasant
- Generally, people support current redevelopment under current rules (ie. max R2 in an R2 neighbourhood or even RCG on busier roads)
- 32% had never heard of the North Hill Plan; about 35% heard of it in time to have the chance of commenting on the Guiding Principles.
- Large majority (69%) does not support the proposed changes to residential streets (vs 23% in favour); **only 8% have no concerns with the "Local Form with Limited Scale" on residential streets.**

- Many people have concerns with the size of the buildings to be allowed on busier roads; only 11% have no concerns with the "Neighbourhood Housing Minor Low Scale" proposed on streets such as 20th and 12 Avenue North.
- 80% are concerned that the Plan will allow densification to take place well before infrastructure improvements required to support densification are made.
- Only 15% feel they have a good understanding of how the North Hill Plan will impact their community.
- Of those that participated in the City consultation process 78% do not feel their concerns have been addressed
- Regarding their property purchase, 60% would not make the same purchase decision (vs. 38% that would)
- 72% do not support the Plan as presented.

It is my sincere hope that you will take into consideration the strong opposition (and lack of awareness) that remains regarding the Plan and recognize that it is more important to get this first LAP done right than it is to rush it.

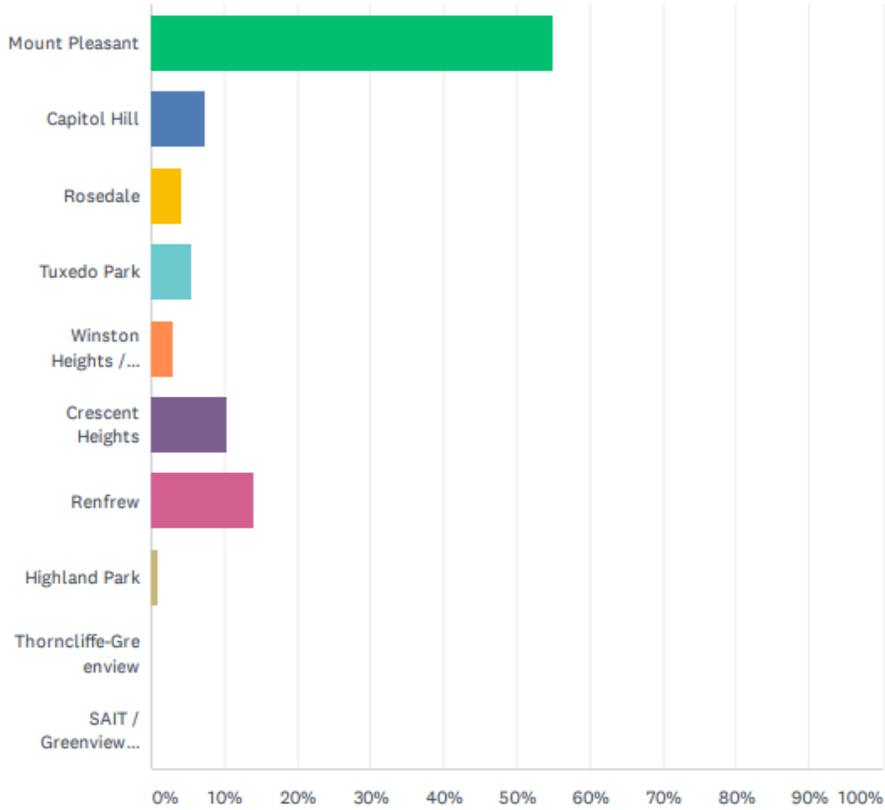
Thank you for your time,

Estelle Ducatel

Attachment: Survey Results (March 2020)

Q1 I am a resident of:

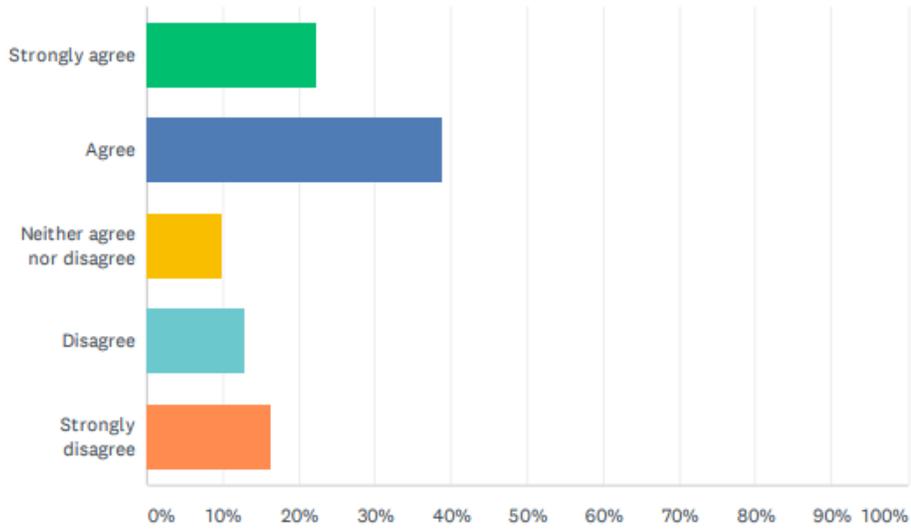
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Mount Pleasant	54.89%	129
Capitol Hill	7.23%	17
Rosedale	4.26%	10
Tuxedo Park	5.53%	13
Winston Heights / Mountainview	2.98%	7
Crescent Heights	10.21%	24
Renfrew	14.04%	33
Highland Park	0.85%	2
Thorncliffe-Greenview	0.00%	0
SAIT / Greenview Industrial Areas	0.00%	0
<b>TOTAL</b>		<b>235</b>

## Q2 Overall, I am in support of inner city rejuvenation and densification under current zoning rules, in appropriate locations and scale:

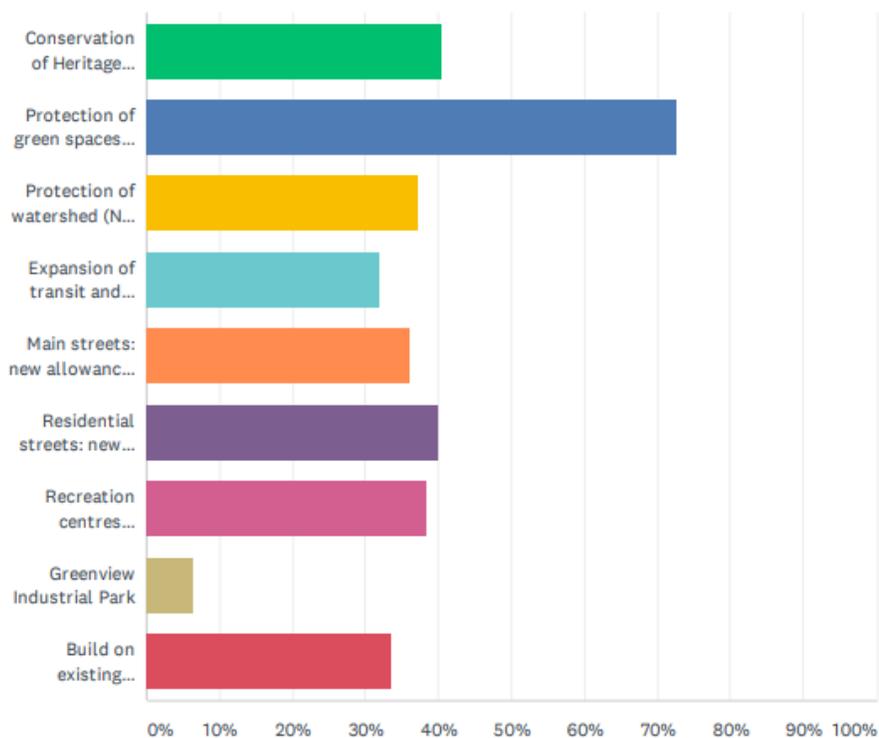
Answered: 234 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	22.22%	52
Agree	38.89%	91
Neither agree nor disagree	9.83%	23
Disagree	12.82%	30
Strongly disagree	16.24%	38
<b>TOTAL</b>		<b>234</b>

**Q3 The North Hill Plan addresses how the following key issues / areas will be addressed or impacted by the planned growth. Please identify which of the key issues identified in the plan is most important to you:**

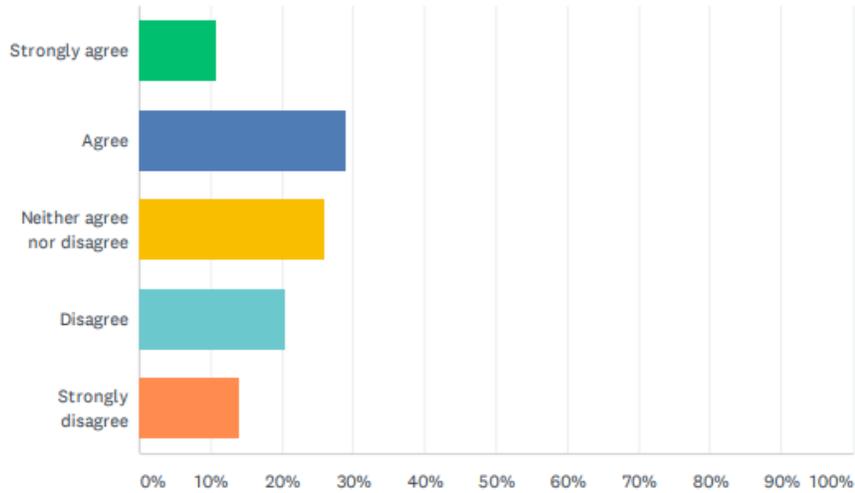
Answered: 233 Skipped: 2



ANSWER CHOICES	RESPONSES
Conservation of Heritage sites / rich history of the communities	40.34% 94
Protection of green spaces (ie. Confederation Park, golf course) and urban forestry	72.53% 169
Protection of watershed (Nose Hill Creek)	37.34% 87
Expansion of transit and bike lanes to enhance movement within the North Hill Communities but also to connect to other areas outside (downtown, U of C)	31.76% 74
Main streets: new allowance for building shape / form and maintaining walkability	36.05% 84
Residential streets: new allowance for housing shape / form to diversify housing type while increasing density and attainability	39.91% 93
Recreation centres (Thornccliffe, Renfrew, Mount Pleasant)	38.20% 89
Greenview Industrial Park	6.44% 15
Build on existing neighbourhood shops and community amenities outside of the four Main Streets with a focus on those located on 20 Avenue NW.	33.48% 78
Total Respondents: 233	

### Q4 The name "North Hill Communities" was a good choice: I readily assumed it included my community so it caught my attention early in the process

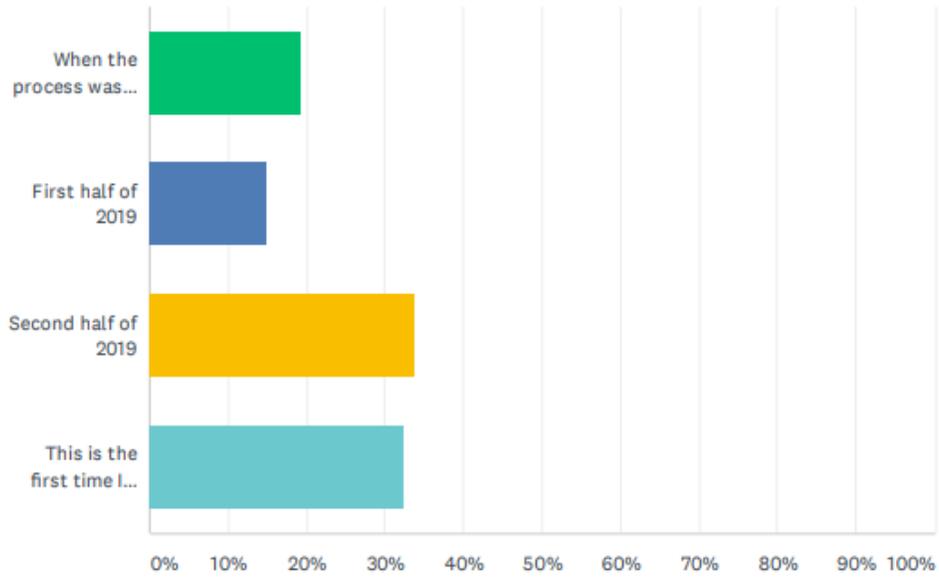
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.64%	25
Agree	28.94%	68
Neither agree nor disagree	25.96%	61
Disagree	20.43%	48
Strongly disagree	14.04%	33
<b>TOTAL</b>		<b>235</b>

## Q5 I first heard about the North Hill Plan:

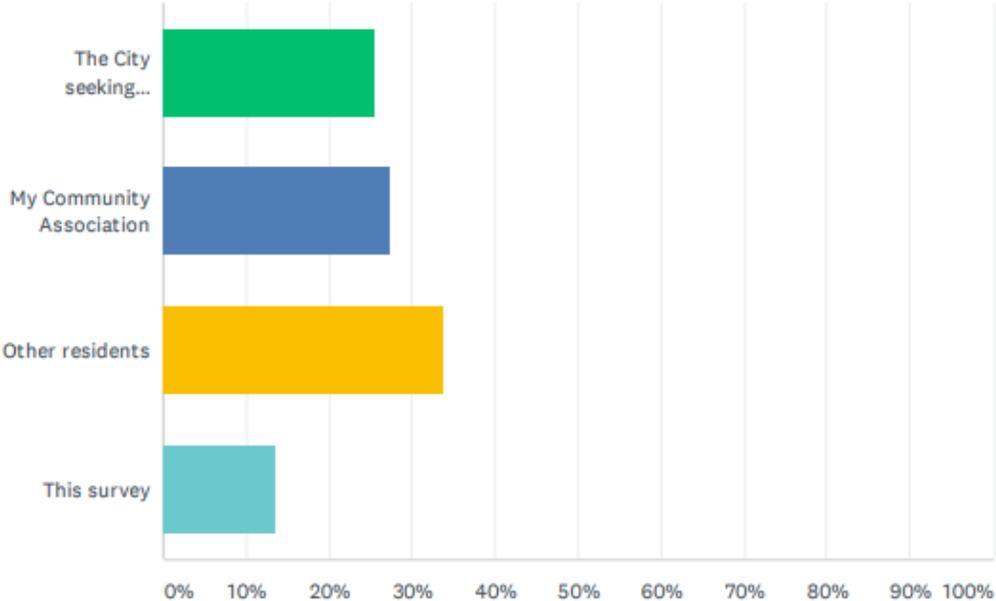
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
When the process was kicked off mid 2018	19.15%	45
First half of 2019	14.89%	35
Second half of 2019	33.62%	79
This is the first time I've heard about the North Hill Local Plan	32.34%	76
<b>TOTAL</b>		<b>235</b>

### Q6 I first heard about the North Hill Plan from:

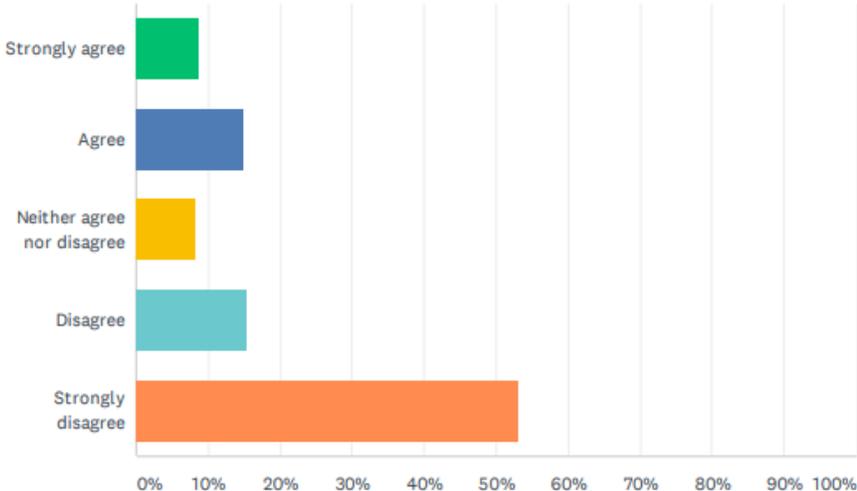
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
The City seeking feedback and engagement	25.53%	60
My Community Association	27.23%	64
Other residents	33.62%	79
This survey	13.62%	32
TOTAL		235

Q7 The North Hill Plan will change what type of building / housing will be allowed on all residential lots within the communities included in the Plan (corner and mid block). The "Local Urban Form with Limited Scale" is the new minimum designation for all residential areas outside of main streets and transit station areas. Under this "Local Form with Limited Scale", the following building forms will be allowed: "single-detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings". The Plan does not provide development rules for the Local / Limited Scale designation, such as: percent lot coverage, set backs, number of units per lot size, requirement for front door access to avenue or street (vs. allowing four-plexes or dual rows of townhouses on combined mid block lots), etc. These rules will be determined in another document. Please indicate if you agree or disagree with this proposed change to residential streets away from main streets:

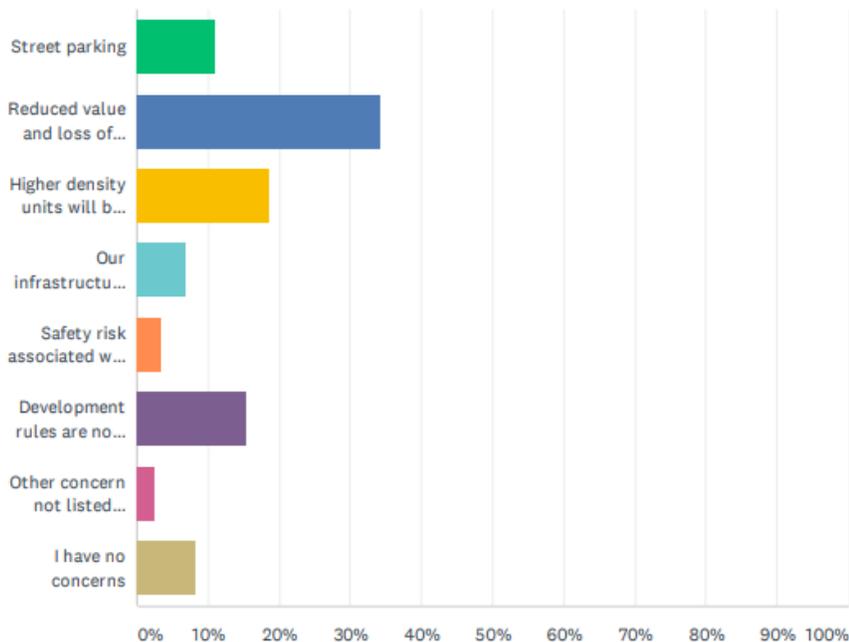
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.51%	20
Agree	14.89%	35
Neither agree nor disagree	8.09%	19
Disagree	15.32%	36
Strongly disagree	53.19%	125
<b>TOTAL</b>		<b>235</b>

## Q8 What is your main concern with the proposed "Local Form with Limited Scale" designation to residential streets away from main streets?

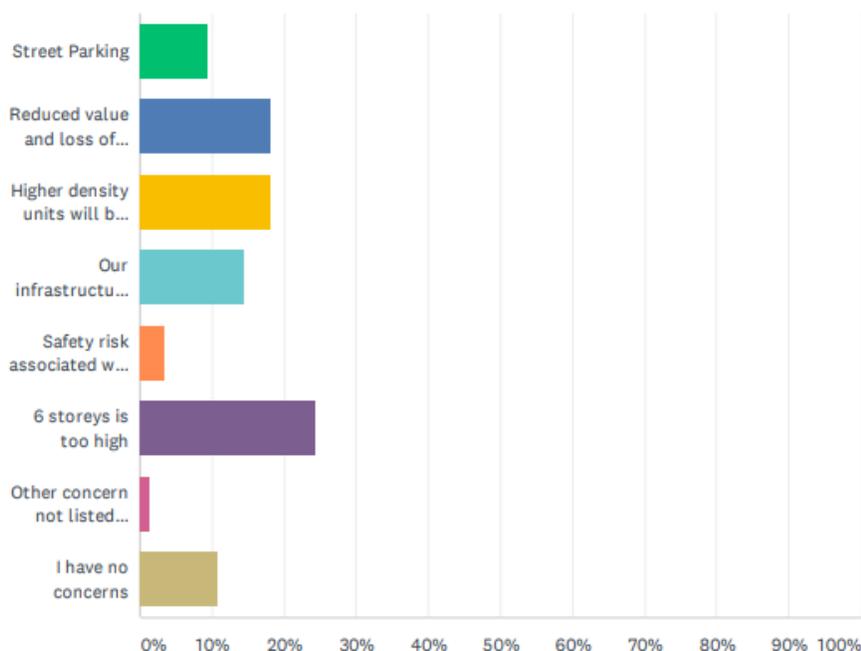
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Street parking	11.06%	26
Reduced value and loss of enjoyment of offsetting properties (loss of privacy, light, shadowing, noise)	34.04%	80
Higher density units will be built preferentially by developers: these units are less suitable for families which may drive them out	18.72%	44
Our infrastructure is not set up for that densification (roads, traffic, lack of transit)	6.81%	16
Safety risk associated with increased traffic	3.40%	8
Development rules are not defined in the Plan: how do we know what we're in for?	15.32%	36
Other concern not listed above	2.55%	6
I have no concerns	8.09%	19
<b>TOTAL</b>		<b>235</b>

Q9 Lots located on main / busier roads (ie. 20th Avenue N, 12 Avenue N, and 8 Avenue N) are assigned the "Neighbourhood Housing Minor" designation, which has a "Low Scale" form. Low Scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited Scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed- use buildings, office, and larger industrial buildings. Please indicate your main concern with the "Minor" designation:

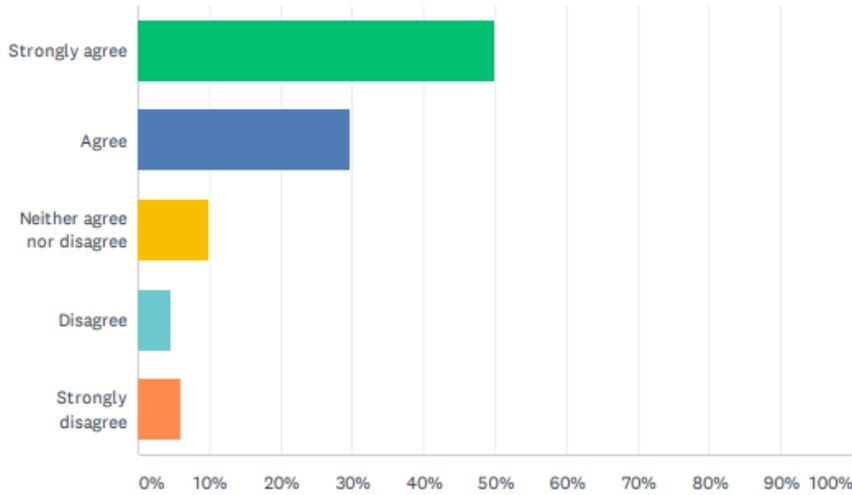
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES
Street Parking	9.36% 22
Reduced value and loss of enjoyment of offsetting properties (loss of privacy, light, shadowing, noise)	18.30% 43
Higher density units will be built preferentially by developers: these units are less suitable for families which may drive them out	18.30% 43
Our infrastructure is not set up for that densification (roads, traffic, lack of transit)	14.47% 34
Safety risk associated with increased traffic	3.40% 8
6 storeys is too high	24.26% 57
Other concern not listed above	1.28% 3
I have no concerns	10.64% 25
<b>TOTAL</b>	<b>235</b>

Q10 Key improvements required to accommodate the planned growth are identified in the plan and include major transit lines (LRT). However, even if the Green Line to 16th Avenue (2026) proceeds, it will only be accessible to a very small fraction of the residents included in the North Hill Communities. Further expansions that will service the rest of the communities could be 20+ years away. I am concerned that the proposed densification in the Plan (facilitated by new housing / building forms) will start right away but that infrastructure will take more than a decade to catch up:

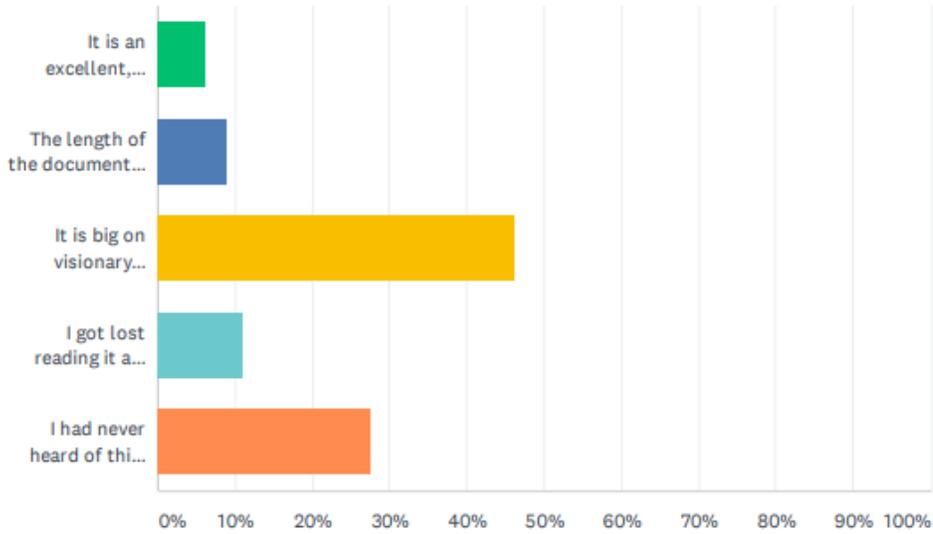
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	49.79%	117
Agree	29.79%	70
Neither agree nor disagree	9.79%	23
Disagree	4.68%	11
Strongly disagree	5.96%	14
TOTAL		235

## Q11 I have read the Draft North Hill Communities Local Area Plan

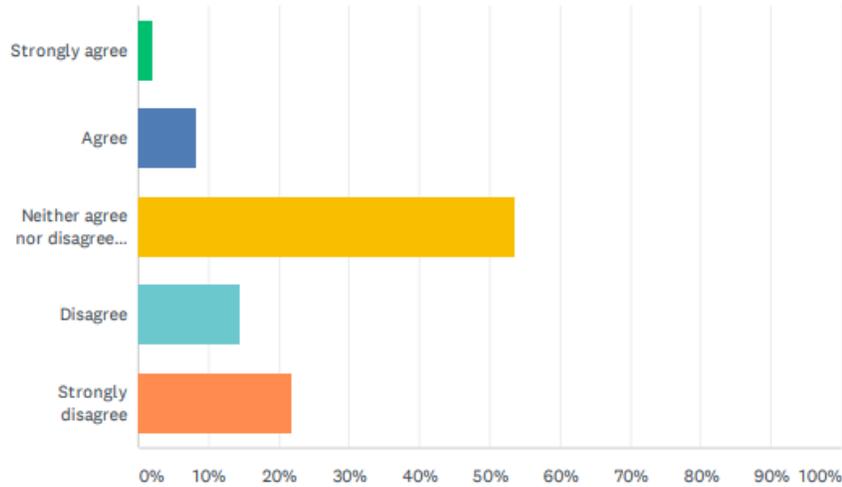
Answered: 231 Skipped: 4



ANSWER CHOICES	RESPONSES	
It is an excellent, detailed document which gives me a clear picture of the changes my community can expect	6.06%	14
The length of the document made it difficult to extract what was most relevant to me but I got what I needed	9.09%	21
It is big on visionary statements but lacks the details I need to fully understand how it will impact my community	46.32%	107
I got lost reading it and I don't understand what it means for my community	10.82%	25
I had never heard of this document and have not read it	27.71%	64
<b>TOTAL</b>		<b>231</b>

**Q12 I attended an open house and / or answered the on-line Survey about the North Hill Plan at the end of 2019. I have reviewed the results from this consultation phase and feel that my concerns were recorded and taken into consideration**

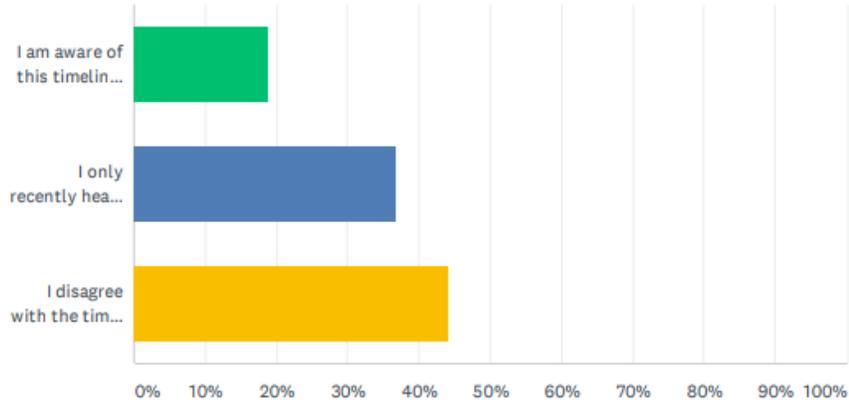
Answered: 235 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	2.13%	5
Agree	8.09%	19
Neither agree nor disagree (I did not participate / provide feedback)	53.62%	126
Disagree	14.47%	34
Strongly disagree	21.70%	51
<b>TOTAL</b>		<b>235</b>

**Q13 The formal engagement program on the North Hill Plan has ended; the proposed plan will be presented to the Standing Policy Committee on Planning and Urban Development on March 4, 2020 and subsequently to Council on April 27, 2020 for approval.**

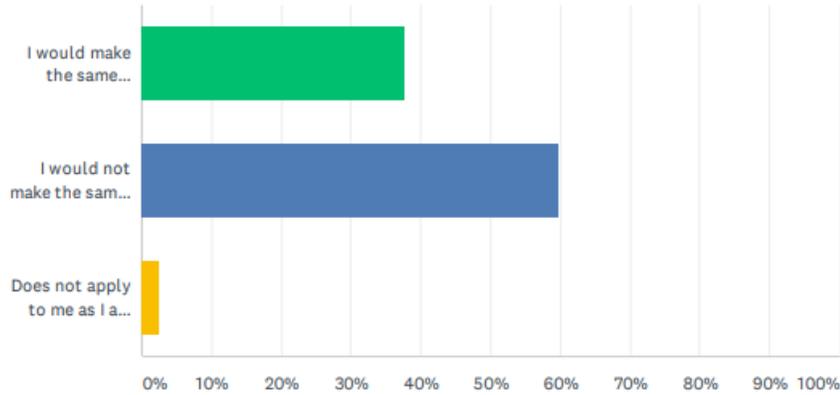
Answered: 233 Skipped: 2



ANSWER CHOICES	RESPONSES
I am aware of this timeline and am in agreement with it	18.88% 44
I only recently heard about this initiative; how can it be at the final phase?	36.91% 86
I disagree with the timing because my concerns have not been addressed and / or because the rules for development under the new designations are not available	44.21% 103
<b>TOTAL</b>	<b>233</b>

### Q14 Regarding my property purchase decision; knowing what I know now about the new land use (building forms) under the new North Hill Plan:

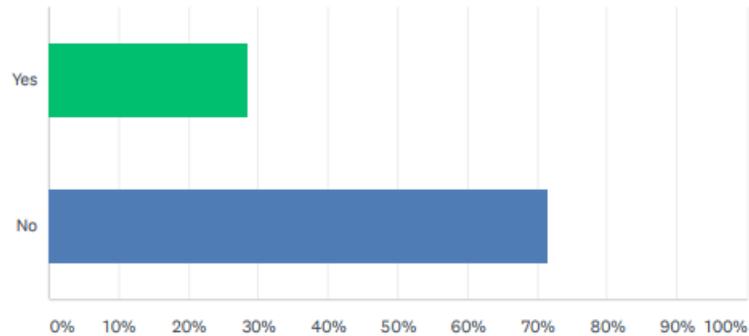
Answered: 231 Skipped: 4



ANSWER CHOICES	RESPONSES	
I would make the same purchase decision	37.66%	87
I would not make the same purchase decision	59.74%	138
Does not apply to me as I am a renter	2.60%	6
<b>TOTAL</b>		<b>231</b>

### Q15 Overall, I am in support of the North Hill Growth Plan as presented

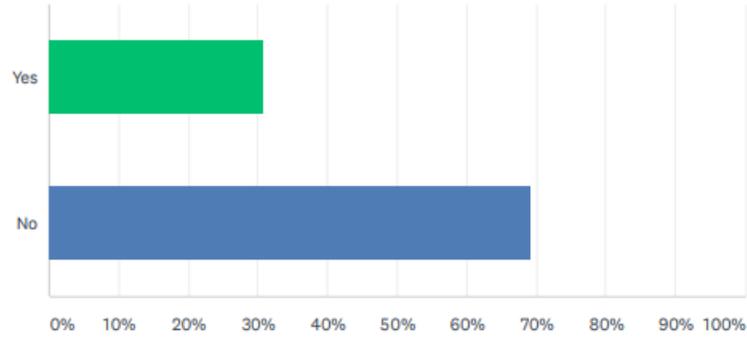
Answered: 229 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	28.38%	65
No	71.62%	164
<b>TOTAL</b>		<b>229</b>

### Q16 I have heard about the Guidebook for Great Communities and understand what that document means

Answered: 231 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	30.74%	71
No	69.26%	160
TOTAL		231

**CHRISTOPHER S. DAVIS**  
**5204 - 20th Street S.W.**  
**Calgary, Alberta T3E 7Z7**

June 14, 2021

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail  
Calgary, AB T2P 2M5

Dear Mayor Naheed Nenshi and Honourable Members of Calgary City Council,

**Re: North Hill Communities Local Area Plan (NHC-LAP)**  
**Council Combined Meeting - Monday June 21, 2021**

I am writing this letter to Calgary City Council on behalf of a group of interested and concerned citizens. This citizen preparing this letter happens to be principally composed of lawyers. The subject of this letter is technical and legal, but the issue is of significant concern to all Calgarians, who expect fair and proper conduct from their elected officials and City administration.

Respectfully, we ask that Council abandon the 2nd and 3rd readings proposed for the NHC-LAP on June 21st and that the matter be readvertised and a new public hearing conducted. It is our view, and we have secured an independent legal opinion to this effect, that the substantive changes proposed to the NHC-LAP subsequent to the public hearing of March and April constitute more than the technical and procedural amendments contemplated by section 230 of the *Municipal Government Act* (MGA). Even if these amendments could be considered as appropriate under this section, procedural fairness requires that the public be provided with relevant information related to the bylaw under consideration. In the present case, the March 2021 version of the NHC-LAP appears to be substantively different to the June 2021 version now compiled and posted to the City's webpage and which is being considered for 2nd and 3rd readings.

It is also relevant to note that the City may have breached its own *Procedure Bylaw* at the PUD meeting on May 5th, with a result that the PUD acted outside its authority and must return to Council with the Guidebook / Guide recommendations as per Council's motion and direction of March 24th.

The appropriate action, respectfully, is for Council to re-advertise the North Hill LAP and re-open the public hearing so that the public has an opportunity to comment and make submissions with respect to the June 2021 version of this statutory plan.

Sincerely,

*Chris Davis*

Chris Davis

June 13, 2021

Your Worship and Councillors,

The North Hill Communities Local Area Plan should not be on voted at the June 21st 2021 Council meeting, or any subsequent meetings, until the plan is rectified to address the following issues:

1. Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.
2. Better engagement with citizens, especially in light of the Guidebook amendments, and lack of support for it.
3. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,

Ian Lockerbie  
636 14 Avenue NE,  
Calgary, AB,  
T2E 1E9



## Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Megan
Last name (required)	Waldie
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	NHC-LAP
Date of meeting	Jun 21, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Your Worship and Councillors,

The North Hill Communities Local Area Plan should not be voted on at the June 21st 2021 Council meeting, or any subsequent meetings until the plan is rectified to address the following issues:

Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.

More thorough and targeted engagement with impacted citizens, especially in light of the critical recent amendments made to the NHC-LAP- including the inclusion of policies from the former guidebook which were incredibly controversial and lacked widespread support.

Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,

Megan Waldie

June 14, 2021

Your Worship and Councilors,

The North Hill Communities Local Area Plan should not be on voted at the June 21<sup>st</sup>, 2021 Council meeting, or any subsequent meetings, until the plan is rectified to address the following issues:

1. Further review of the plan to look at the impact of the Greenline project changes and the effect on transit-oriented development in the North Hill area.
2. Better engagement with citizens, especially with that of the Guidebook amendments, and lack of support for the guidebook. As an example, there is a proposed land use change at 956 Radnor Ave NE where the Renfrew United Church sits. We need to make sure that the current R-C2 zoning for be maintained and development restricted to meet the R-C2 zoning requirements. Keystone Architecture and Planning Ltd., along with The United Church of Canada, are proposing a development that involves a land use re-designation of the above property to accommodate a 6-story residential building. If approved and built, this structure will dominate the surrounding homes, (especially mine which is right beside it), and negatively impact the privacy and enjoyment of surrounding homes and increase neighborhood traffic, not to mention that its directly opposite two very busy schools. Development of this type and size does not fit the character of Renfrew Community contextually. I understand the need for development but, actual, meaningful citizen engagement within the process is what is urgently needed but currently not happening and it is quickly becoming very adversarial within our quiet community.

It's my understanding that Renfrew Community is the 'pilot' neighborhood for this NHCLAP and we want to be heard on what we feel are negative aspects of this plan, especially when it comes to developments like the one described above.

Thank you,

Ken & Michelle Woodward  
1415 Remington Road NE

Calgary AB T2E 5K4

(403-461-8350)

June 13, 2021

Your Worship and Councillors,

The North Hill Communities Local Area Plan should not be on voted at the June 21st 2021 Council meeting, or any subsequent meetings, until the plan is rectified to address the following issues:

1. Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.
2. Better engagement with citizens, especially in light of the Guidebook amendments, and lack of support for it.
3. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,

Denise Vanderkooi

108 13 Street NE Calgary T2E 4S1

June 13, 2021

Your Worship and Councillors,

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3. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,

Chris Tarves  
222 – 21 Ave N.E. T2E 1S4

June 13, 2021

Your Worship and Councillors,

The March 24 North Hill Communities Local Area Plan Public Hearing made it abundantly clear that residents had concerns about the scaling applied in the Plan to Neighbourhood Connector Streets. As a result, the Plan has been amended in certain areas to permit 4 storey buildings instead of 6. However, without a public hearing or proper engagement, it is not possible for Council to definitively say whether residents' concerns have been alleviated or not. Before this Plan is approved, I would like to see:

1. Something in the Plan to ensure that development of Main streets is prioritized (perhaps a moratorium on development over 3 storeys within communities for 10 years).
2. Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.
3. Better engagement with Neighbourhood connector residents and homeowners, especially in light of the Guidebook amendments, and lack of support for it.
4. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,  
Katherine Parsons

June 14, 2020

ATTENTION: Your Worship and Councillors  
REGARDING: NHCLAP

I am writing to express that The North Hill Communities Local Area Plan should **NOT** be on voted at the June 21st 2021 Council meeting, or any subsequent meetings for that matter, until a number of areas are address to reflect that citizens UNDERSTAND the plan, let alone support it.

I am a concerned citizen. At this point, I have signed an online petition that has gathered well over 1000 signatures. I have also gone door to door and spoken to residents in these communities. People are UNAWARE and OPPOSED to what is currently being put forth. In fact, majority of residents are fundamentally opposed, and these are not only the voters of these communities, but the residents who have to live with these plants.

Issues of primary concern that NEED to be rectified:

- Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.
- Better engagement with citizens, especially in light of the Guidebook amendments, and lack of support for it (communicate, discuss, etc. people are unaware of what it actually means and how to get their voice heard)
- Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.
- Proposed large six story buildings in residential areas cannot be so broadly applied (ie: Renfrew Community on Remington Road and Radnor Avenue needs to maintain the current R-C2 zoning as moving to the NHCLAP creates immense safety concerns that is already rallying the community there!)

I hope you will take these concerns seriously!

Thank you,



Dr. Eden McCaffrey  
1427 Remington Road NE T2E 5K4

June 13, 2021

Your Worship and Councillors,

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1. Review of the plan to look at the impact of the Greenline project changes and the effect on transit oriented development in the North Hill area.
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3. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centres and Main Streets' as dictated by the MDP.

Thank you,



Gord Straddin

1423 Remington Road NE

T2E5K4

June 13, 2021

Your Worship and Councillors,

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Thank you,

A handwritten signature in black ink that reads "Paula Smith". The signature is written in a cursive, flowing style.

Paula Smith

1423 Remington Road NE

T2E5K4



## Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Ken
Last name (required)	Wentz
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Jun 21, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My community, Renfrew has been passively accepting what the City has thrown at us for a long while when it comes to land use in our area. While the NHCLAP is not bad as an idea it lacks the required bite to remove the need for the residents to always have to appeal the incessant Land Use Re-Designation. What it does do is open the community up for more uncontrolled density the likes that has inner city developers salivating like rabid dogs and residents fearful of the outcome. I recently sat in a two hour Zoom meeting with a Developer who wants to put up a 6 story apartment complex, with no parking in the middle of an R2 neighbourhood. He said the city would approve it. To make the threat more awful he said he could if needed, raise the height to 10 stories. The meeting was recorded and there were over 40 other residents on the call who heard the same thing. This is the type of developer the City is catering to. So when we say, as concerned residents of Renfrew, that the city doesn't care, the proof is in the pudding. We know densification is inevitable, and on an R2 level you will not get disagreement. But as recently as a month ago a 3 story 5-plex with no parking built on an R2 lot, has applied for a release to add back residences as rental apartments. This again is smack dab in an R2 space that the Developer applied for re-designation and was approved despite the disapproval of the 100 residents who signed the petition against this. You can see why we're scared. We are constantly having to appeal re-designation and relaxation. If the NHCLAP was written in stone with no chance for re-designation or relaxation of other areas within our community then just maybe you'd have support. But as it stands it's a gateway drug for every profiteering developer standing on the outside looking in. Because they know they are only one relaxation

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Jun 14, 2021

8:22:31 PM



## Public Submission

City Clerk's Office

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step away to what makes them the most profit. In closing I would ask that my Ward 9 Councillor, stand up and protect us, please stop this.

## Application Summary



Applicant: **(1 building)**  
**FORMED ALLIANCE**  
**ARCHITECTURE STUDIO**

[Copy link](#)

**Details >**



Development Permit - DP2020-3946



Address: **1080 REMINGTON RD NE**  
File Number: **DP2020-3946**  
Status: **Under Review**  
Description: **New: Secondary Suite (1 building, 4 units)**  
Applicant: **FORMED ALLIANCE**  
**ARCHITECTURE STUDIO**

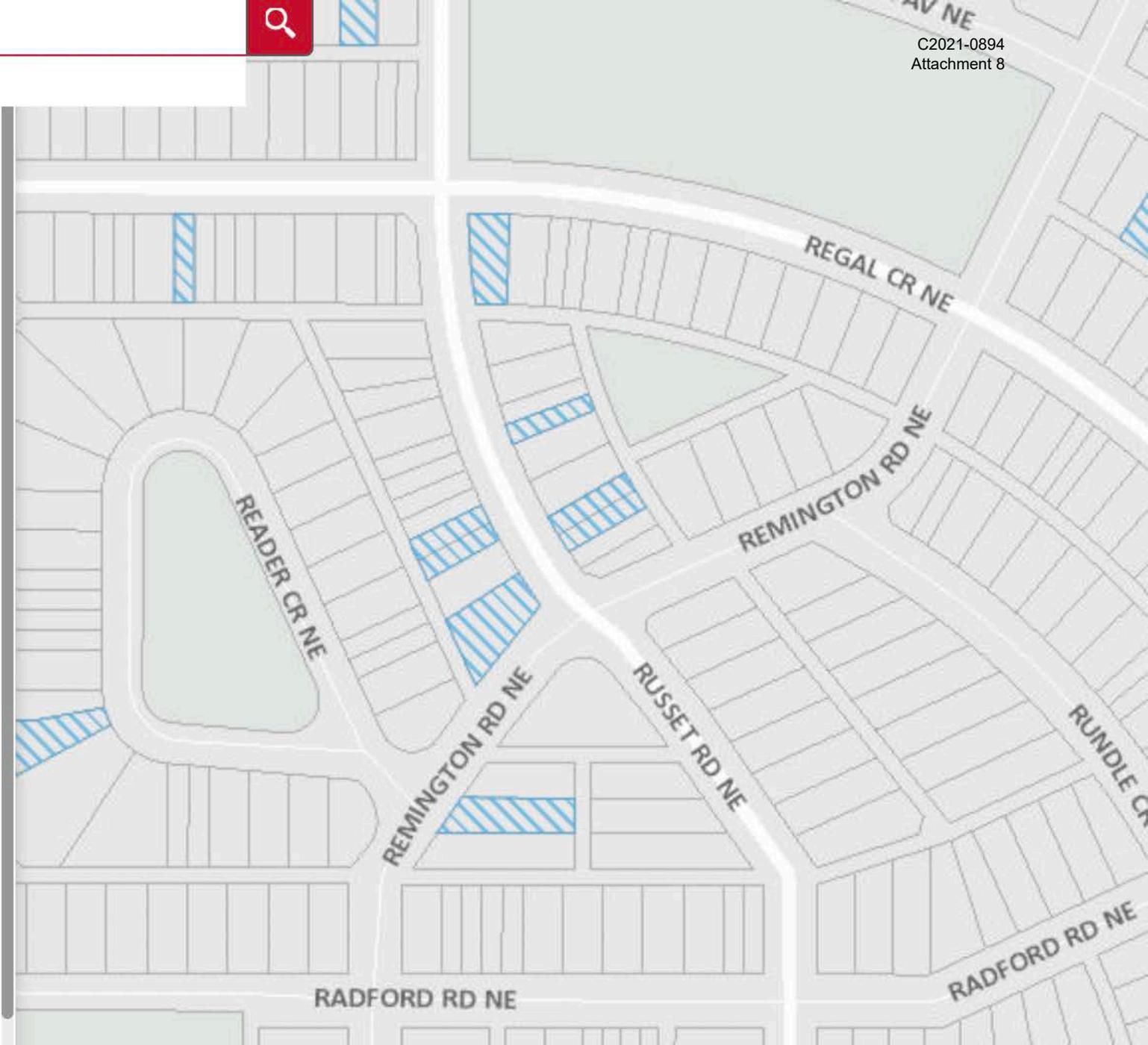
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**Details >**



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  - Arrows
  - Labels
  - Categories
    - Low Density Residential
    - Multi-Residential
    - Commercial



## Application Summary



[Expand All](#) | [Collapse All](#)

-  Development Permit - DP2018-4442 
-  Development Permit - DP2020-3946 

Address: **1080 REMINGTON RD NE**  
File Number: **DP2020-3946**  
Status: **Under Review**  
Description: **New: Secondary Suite (1 building, 4 units)**  
Applicant: **FORMED ALLIANCE ARCHITECTURE STUDIO**

[Copy link](#)

[Details >](#)

June 14, 2021

Your Worship and Councillors,

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3. Compliance with the MDP. Ensure that the plan directs the 'a greater share of new growth to the Activity Centers and Main Streets' as dictated by the MDP.

Thank you,



Sabrina Colangelo  
1435 Remington Road NE